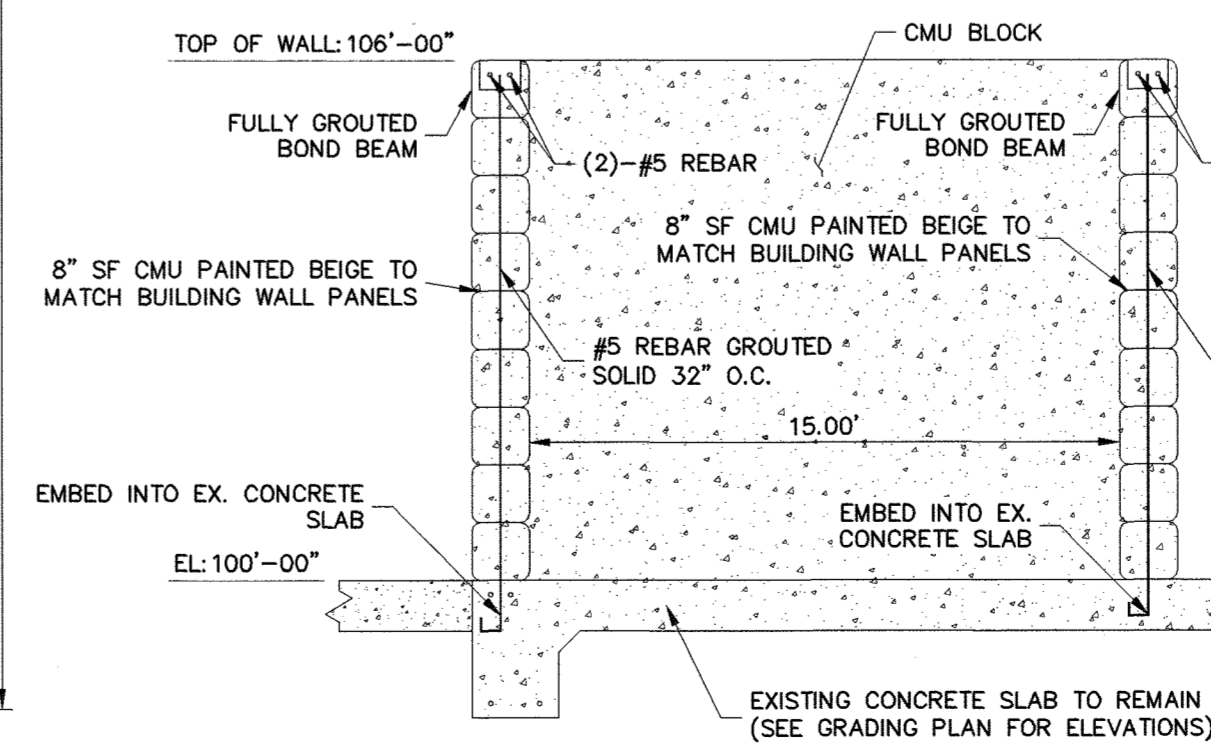
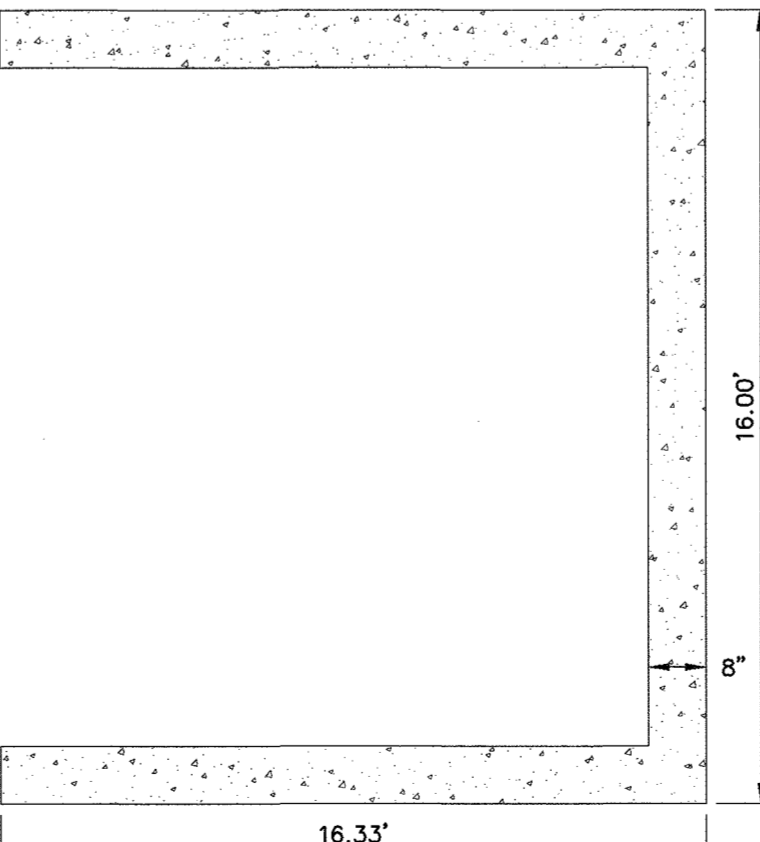
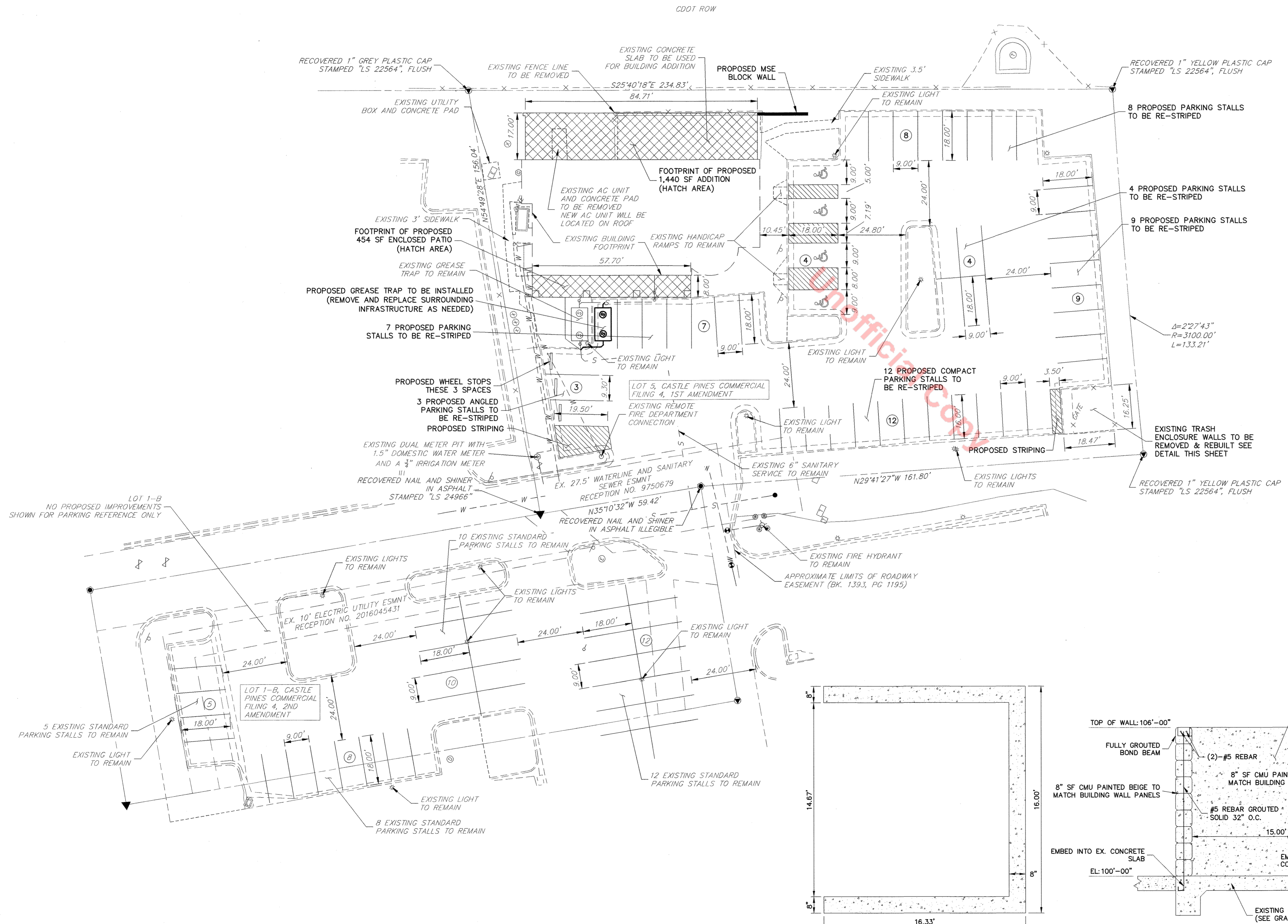


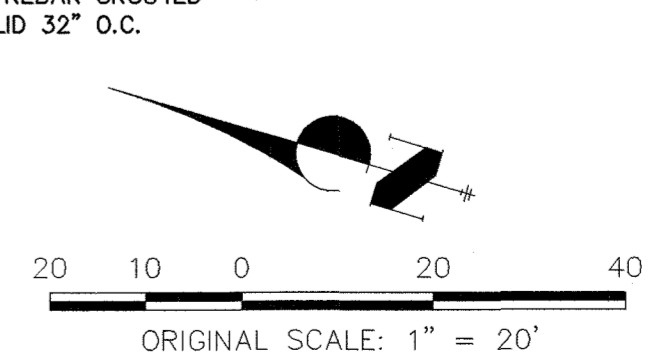
SITE DEVELOPMENT PLANS AMENDMENT NO. 2 LOT 5, CASTLE PINES COMMERCIAL FILING NO. 4, 1ST AMENDMENT AND LOT 1-B CASTLE PINES COMMERCIAL FILING 4, 2ND AMENDMENT

(AMENDMENTS TO PLANS RECORDED AT REC. NOS. 2003178167, 2015017964 AND 2018016628)
BEING A PART OF SE 1/4 OF SECTION 27, T7S, R67W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE:
1. NO IMPROVEMENTS ARE PROPOSED ON LOT 1-B. IT IS SHOWN FOR REFERENCE TO EXISTING PARKING ONLY.
2. THE ONLY SITE IMPROVEMENTS ARE THE PROPOSED BUILDING ADDITION, PARKING STRIPING, & LANDSCAPING.
3. EXISTING SITE LIGHTING TO REMAIN.
4. THE SITE'S PROPOSED GREASE INTERCEPTOR SHALL BE IN ACCORDANCE WITH THE PLUM CREEK WATER RECLAMATION AUTHORITY CODE OF RULES AND REGULATIONS.

ZONE: COMMERCIAL
LOT 5, 0.74 ACRES: 32,234 SF
LOT 1-B, 0.41 ACRES: 17,860 SF



**SITE DEVELOPMENT PLAN AMENDMENT NO. 2
LOT 5, CASTLE PINES COMMERCIAL FILING NO. 4, 1ST AMENDMENT
AND LOT 1-B CASTLE PINES COMMERCIAL FILING 4, 2ND AMENDMENT
PROJECT NO. SDP18-0039**

PREPARED FOR P & B, LLC 219 W COLORADO AVE, STE 110 COLORADO SPRINGS, CO 80903 (337) 302-5555 CON: PERRY R. SANDERS JR.	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES; J.R. ENGINEERING SHALL BE USED FOR THE PURPOSES ONLY DESIGNATED BY WRITTEN AUTHORIZATION.
J.R. ENGINEERING A Western Company Central 303-740-3883 • Colorado Springs 719-590-2893 Fort Collins 970-491-9888 • www.jrengineering.com	BY: _____ DATE: _____ NO. REVISION: _____ H-SCALE: 1"=20' V-SCALE: N/A DATE: 5/18/20 DESIGNED BY: AAM DRAWN BY: AAM CHECKED BY: _____
SITE PLAN	
SHEET 2 OF 3 JOB NO. 25085.03	

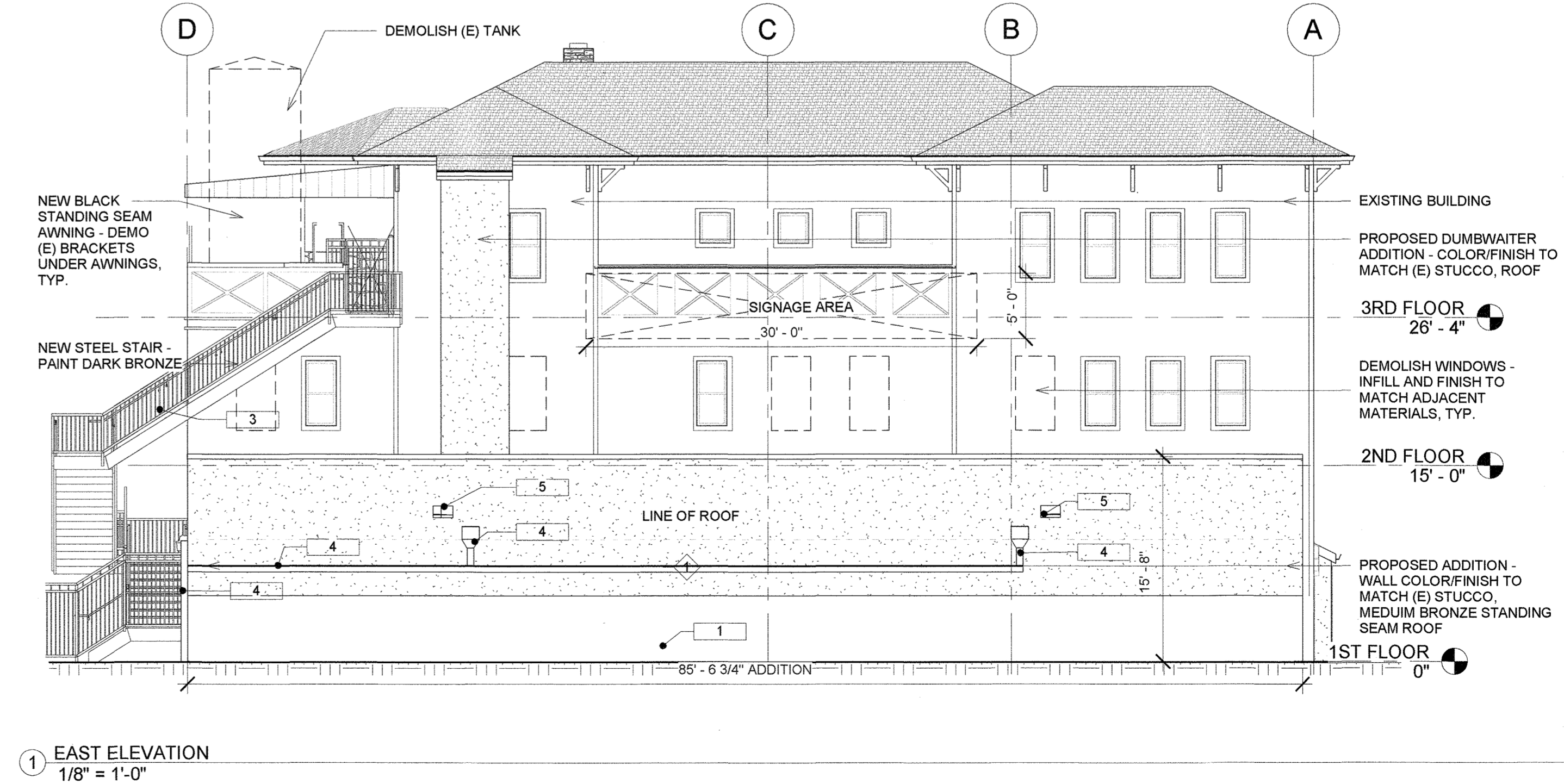
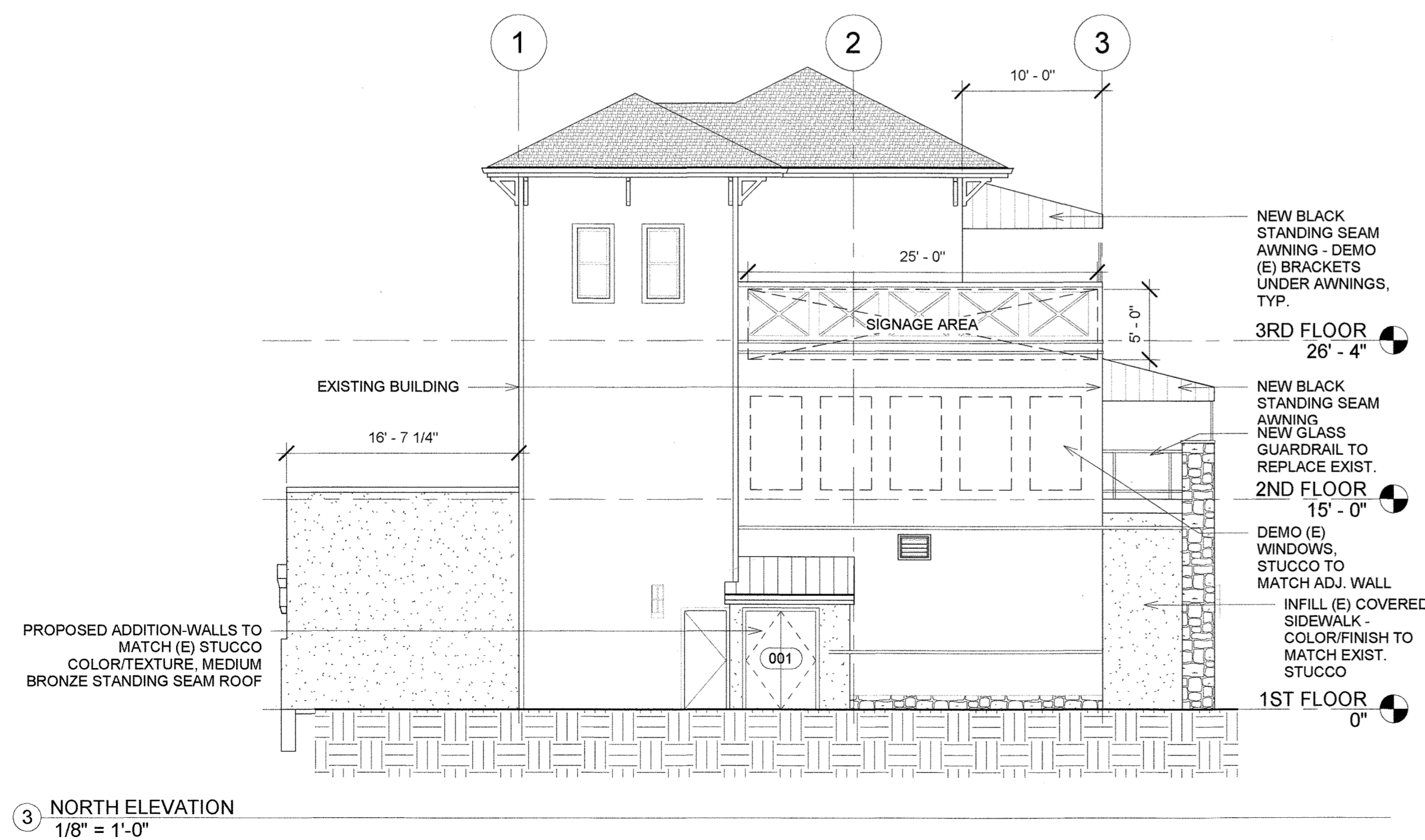
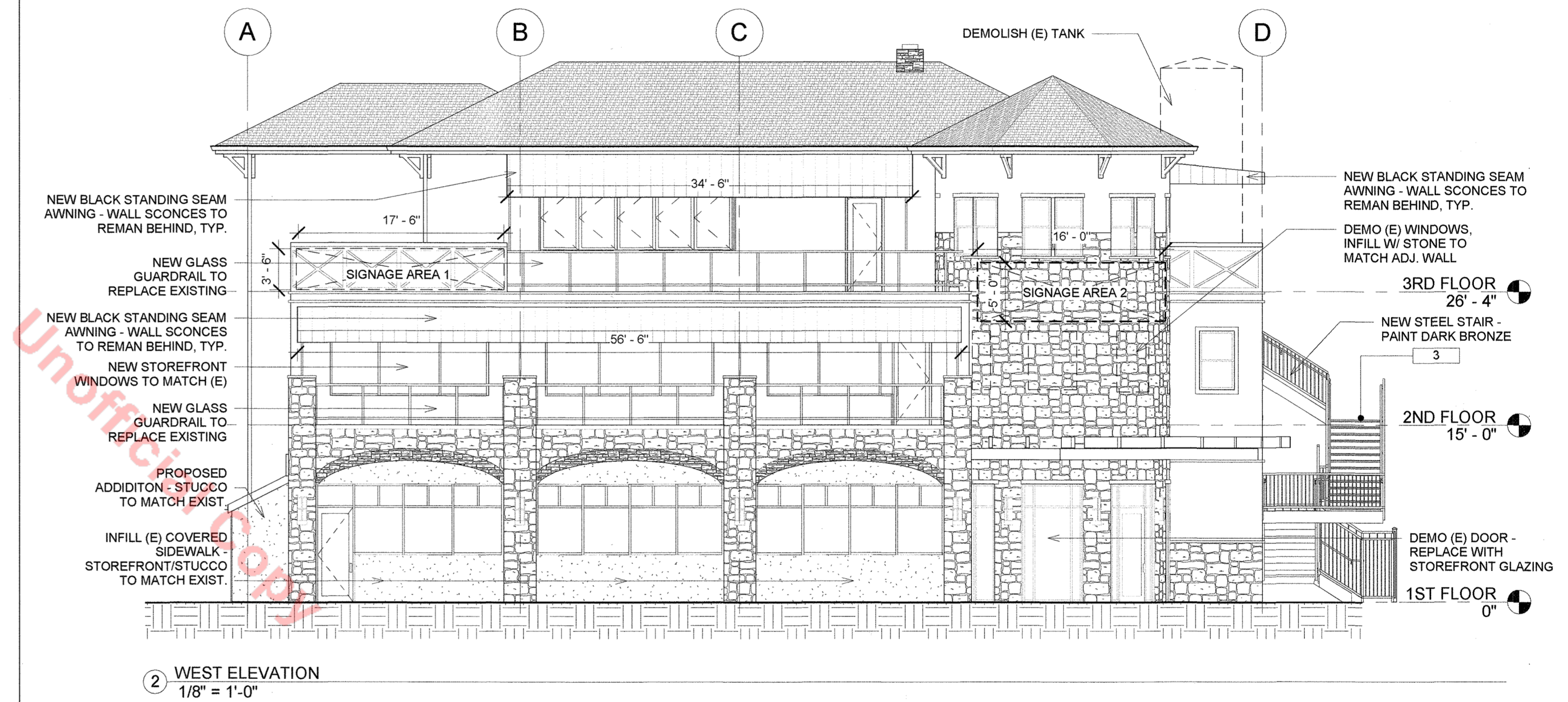
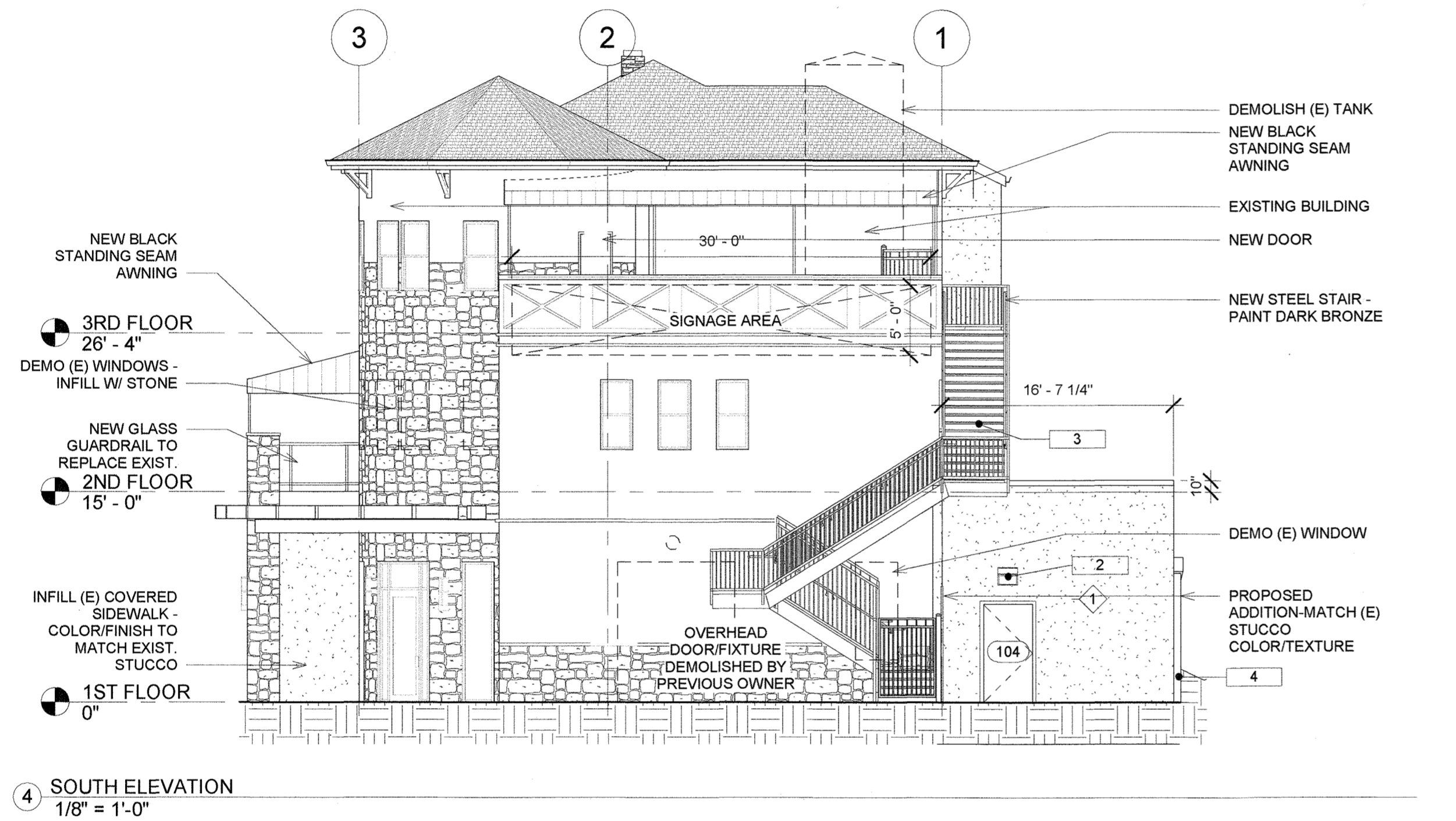
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SITE DEVELOPMENT PLANS AMENDMENT NO. 2 LOT 5, CASTLE PINES COMMERCIAL FILING NO. 4, 1ST AMENDMENT AND LOT 1-B CASTLE PINES COMMERCIAL FILING 4, 2ND AMENDMENT

(AMENDMENTS TO PLANS RECORDED AT REC. NOS. 2003178167, 2015017964 AND 2018016628)
BEING A PART OF SE 1/4 OF SECTION 27, T7S, R67W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

NOTE: ALL MATERIALS AND COLORS/FINISHES TO MATCH EXISTING BUILDING.

KEYNOTES	
1	FOUNDATION WALL PER STRUCT. - PROVIDE DAMPROOFING BELOW GRADE. CONT. VERT. R-10 INSULATION
2	WALLPACK PER ELEC.
3	STEEL EXTERIOR EGRESS STAIRS PER DETAILS
4	PREFINISHED 24GA SCUPPER, 6" BOX GUTTER & 6" SLOTTED DOWNSPOUT. DRAIN BELOW GRADE TO CURB IF POSSIBLE
5	PROVIDE OVERFLOW 4" ABOVE SCUPPER



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR: P & B, LLC
 219 W COLORADO AVE, STE 110
 COLORADO SPRINGS, CO 80903
 (337) 302-5555
 CON: PERRY R. SANDERS JR.

JR ENGINEERING
 A Westman Company
 Centennial 303-740-5893 Colorado Springs 719-592-2593 Fort Collins 970-491-9888 www.jrengineering.com

No.	REVISION	DATE	BY

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1" = 20'	N/A	5/18/20	AEO	AEO	

BUILDING ELEVATIONS

SHEET 3 OF 3

JOB NO. 25085.03